

MEMORANDUM

Agenda Item No. 5(C)

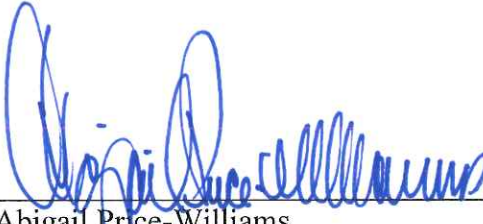
TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: October 2, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving as a governmental facility the plan for the Miami-Dade Department of Transportation and Public Works Central Division CNG bus maintenance facility located at 3300 NW 32 Avenue, in compliance with section 33-303 of the Code

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Jean Monestime.


Abigail Price-Williams
County Attorney

APW/smm

Date: October 2, 2018

To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor



Subject: Governmental Facilities Hearing Application
GF 17-05 Miami-Dade County Department of Transportation and Public Works Central
Division Compressed Natural Gas Bus Maintenance Facility

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the plan for the Miami-Dade County Department of Transportation and Public Works (DTPW) Central Division Compressed Natural Gas (CNG) Bus Maintenance Facility (Facility) in compliance with Section 33-303 of the Code of Miami-Dade County.

This item approving the Miami-Dade DTPW Central Division CNG Bus Maintenance Facility as a Governmental Facility was prepared by the Department of Regulatory and Economic Resources (RER) at the request of the Department of Transportation and Public Works.

Scope

The Facility is located in Commission District 2, which is represented by Commissioner Jean Monestime. The Facility will consist of a building offering Compressed Natural Gas (CNG) fuel and wash services and the modification of two current maintenance garages on site.

Fiscal Impact/Funding Source

The Department of Transportation and Public Works Central Division CNG Bus Maintenance Facility will be funded from several sources. For the Board's reference, funding for the Facility is provided in the background section of this transmittal memorandum.

Track Record/Monitor

The Director of the Miami-Dade County Department of Transportation and Public Works, Alice Bravo, P.E., will oversee construction of the proposed Facility.

Background

This item relates to the Governmental Facilities approval process provided in Section 33-303 of the Miami-Dade County Code. Specifically, this item requests Board approval of the Facility.

LOCATION: 3300 NW 32 Avenue, Miami-Dade County, Florida

COMMISSION DISTRICT: 2

COMMISSION DISTRICTS
IMPACTED: All Districts

FOLIO NUMBER(S): 30-3128-031-0010 (See Exhibit A to attached Site Review
Committee recommendation for Legal Description)

SIZE: 26.88 acres

- BACKGROUND:** DTPW has identified the need to replace its aging bus fleet with new fuel-efficient CNG buses. The Facility is needed to serve as the wash and fuel hub for the entire new fleet of CNG-fuel buses to serve Miami-Dade County. The new fuel and wash Facility is being constructed on a site previously occupied by storage buildings. The conversion of a large portion of the fleet to CNG fueling will provide the County with a new, modern bus fleet that uses cleaner-burning CNG fuel, which saves fuel costs and will lower maintenance costs through the replacement of an aging fleet with new buses.
- ZONING:** IU-1— Industry Light
(See Exhibit C to attached Site Review Committee recommendation).
- JUSTIFICATION:** This application is being processed as a Government Facility to allow the construction of the DTPW Central Division CNG Bus Maintenance Facility, which will service a new fleet of CNG-fuel buses to serve the transportation needs of Miami-Dade County.
- PROJECT DESCRIPTION:** The proposed DTPW Maintenance Facility will consist of the following:
- 4 new fueling lanes with CNG diesel and gasoline dispenser;
 - A fuel management terminal;
 - 3 vacuum hoses and hose reels for dispenser lube fluids;
 - The construction of a public fueling facility on the northwest corner of NW 32nd Avenue and 31st Street;
 - 2 automated bus wash lanes;
 - 2 support buildings for locker rooms, bathrooms and mechanical and office space; and
 - New parking configuration area for additional buses (See Exhibit B to attached Site Review Committee Recommendation for Plans)
- DEVELOPMENT:** On January 24, 2017, the Board approved award of a Master Developer Agreement, Contract No. 00096, CNG Program for DTPW through Resolution No. R-35-17. Completion of the Facility is expected in 2019.
- FUNDING:** The DTPW CNG Bus Maintenance Facility will be funded by PTP Surtax, General Fund, fees collected from the cost of the CNG fuel and \$2,000,000 in projected revenues from the proposed public fueling station.
- SITE REVIEW COMMITTEE:** The Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The Site Review Committee reviewed this project on December 13, 2017 and recommends approval.

PUBLIC HEARING:


Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a governmental facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board is required. The Board may only authorize the use, construction and operation of such facilities in any zoning district after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

REVIEWER:

Mireidy Fernandez, Governmental Facilities Coordinator

DELEGATED AUTHORITY:

This resolution approves the DTPW Central Division CNG Bus Maintenance Facility as a Governmental Facility. Pursuant to Section 33-303(b)(6) of the Miami-Dade County Code, the RER Director is thereafter delegated the authority to approve non-substantial changes to the approved plans.



Jack Osterholt
Deputy Mayor

Memorandum



Date: October 2, 2018

To: Honorable Carlos A. Gimenez
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF 17-05 Miami-Dade County Department of Transportation and Public Works
Central Division CNG Bus Maintenance Facility

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the plan for the Miami-Dade County Department of Transportation and Public Works Central Division CNG Bus Maintenance Facility ("Facility," See Exhibit B), in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of the Miami-Dade County Department of Transportation and Public Works (DTPW). The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed the application on December 13, 2017 and recommends **approval**.

STAFF REPORTS

Department of Regulatory and Economic Resources

Metropolitan Planning Division:

Comprehensive Development Master Plan (CDMP)

The Miami-Dade County Department of Transportation and Public Works (DTPW) proposes to replace several existing older structures at its Central Division Bus Maintenance Facility with a modern Compressed Natural Gas (CNG) Fuel and Wash facility, and retrofit existing buildings for compliance with the Code of Miami-Dade County (Code) to accommodate CNG vehicles. The proposed project will support the modernization of the County's aging bus fleet to buses fueled by CNG. The Planning Division has reviewed the application for consistency with the Comprehensive Development Master Plan (CDMP) and offers the following comments:

Background:

The DTPW Central Division Bus Maintenance Facility is a 26.88-acre property comprised of various buildings located at 3300 NW 32 Avenue. In January 2018, the DTPW began receiving new buses that use cleaner-burning CNG fuel and save on both fuel and maintenance costs. However, the bus maintenance facility currently does not have a CNG fueling infrastructure. The new fuel facility includes four new fueling lanes – each with a CNG, Diesel and Gasoline dispenser – a fuel management terminal, three vacuum hoses and hose reels to dispense fluids, and a public CNG fueling station on the northwest corner

of NW 32nd Avenue and NW 31st Street as a revenue-generating asset for the County. The proposed wash facility will include two automated bus lanes, a "chassis wash" lane with a bus lift and hot water pressure wash, a water recirculation and reclamation system, and an 80-foot x 80-foot "detail clean" area to clean the interiors of buses. The proposal includes the construction of two small CMU (concrete masonry unit) support buildings, one to provide locker rooms, bathrooms, mechanical and office space, and the other to store lube fluid tanks and the water reclamation system. The proposal also includes modifications to the existing maintenance garages in order to bring them into Code compliance for CNG vehicles, and to reconfigure the existing employee parking lot. Once the new fuel and wash buildings are fully operational and a permanent Certificate of Occupation has been issued, the existing fuel and wash buildings will be demolished to create additional bus parking.

| | |
|--|--|
| <u>Existing Use:</u> | Miami-Dade County Central Division Bus Maintenance Facility |
| <u>Proposed Use:</u> | Miami-Dade County Central Division CNG Bus Maintenance Facility |
| <u>CDMP Land Use Designation:</u> | Industrial and Office |
| <u>Zoning:</u> | IU-1 (Industry Light) |
| <u>Existing Use of surrounding properties:</u> | North: Residential, Commercial and Industrial South: Residential, Commercial and Industrial East: Residential, Commercial and Industrial West: Industrial |

CDMP Analysis/Recommendations:

The Adopted 2020 and 2030 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property as "Industrial and Office." The "Industrial and Office" designation includes, but is not limited to, manufacturing operations, maintenance and repair facilities, warehouses, office buildings, hotels, motels, utility plants, and the full range of telecommunications facilities.

Based upon a review of the information provided, the uses described in the application for the subject Governmental Facility by the Miami-Dade County Department of Transportation and Public Works, and the CDMP Goals, Objectives and Policies, the Division finds the proposed Central Division Bus Maintenance facility **consistent** with the CDMP.

Office of Resilience Division:

Summary

In compliance with Resolution R-451-14 and Ordinance No. 14-79 all County infrastructure projects that come before the Board of County Commissioners must consider sea level rise in their planning, design, and construction. This resolution requires that,

"all County infrastructure projects... shall consider sea level rise projections at potential impacts as best estimated at the time of the project, using the regionally consistent unified sea level rise projections, during all project phases including but not limited to planning, design, and construction, in order to ensure that infrastructure

projects will function properly for fifty (50) years or the design of the project, whichever is greater."

Furthermore, the County requires that in all agenda items pertaining to "planning, design and construction of County infrastructure a statement be included that the impact of sea level rise has been considered."

It is the responsibility of the DTPW and the project engineer to assert that sea level rise risks have been considered and to determine whether the project has been adequately designed to function properly for 50 years in light of the expected changes in water levels and increasing flood risks. Over the next 50 years, sea levels are expected to rise 18" to 42" above 1992 levels.

To support implementation of Resolution R-451-14 and Ordinance No. 14-79, the Office of Resilience has reviewed the plans for the proposed alteration to the Department of Transportation and Public Work's bus facility at 3300 NW 32nd Avenue, Miami, Florida 33142. The following information is provided as additional guidance for the project designers should they choose to go above and beyond existing codes to further protect this facility.

Importance of the Facility

This facility will be used to support the large transit fleet which plays an integral role in the preparation for and recovery from a storm. Should the fueling facility be disrupted, this could affect the County's ability to safely evacuate residents to emergency shelters. Additionally, a disruption to the fleet could have an impact on the ability of transit-dependent residents to return to work after the storm. Furthermore, should the fueling infrastructure itself be affected by a floor, there is the potential for hazardous materials to complicate the recovery process and affect water quality. Given the nature of the facility and the presence of hazardous materials, current, mid-term, and long-term future flood risks should be mitigated against and properly accounted for in the project design.

Sea Level Rise and Flooding Risks

While permanent tidal inundation is not expected at this site within a 50-year planning horizon, the area is very low-lying and is currently vulnerable to flooding. This area is vulnerable to both storm surge flooding and flooding from a heavy rainfall event. These flooding risks will be exacerbated by rising groundwater and sea level rise.

This facility is currently located in the Special Flood Hazard Area designated by FEMA. The FEMA base flood elevation used in Flood Insurance Rate Maps do not account for sea level rise. The FEMA FIRM maps do not account for the fact that average sea levels have already risen in Miami by approximately four inches since 1994 and FEMA explicitly does not account for the rising trend in sea levels that are projected over the useful life of this facility. Therefore, the expected water level for a 100-year flood event will very likely be higher over the course of this facility's useful life.

Storm Surge

According to the County's Emergency Management Division's storm surge planning maps, this facility is currently vulnerable to storm surge in the event of a powerful storm. This facility could expect storm surge depths of 1.5-3 feet in certain portions of the facility in an extremely powerful Category 5 hurricane. In the event of a less powerful hurricane, storm

surge could be expected to raise water levels in the Miami River which could affect drainage at the facility, access to the facility, and prolong the duration of any flooding due to rain.

Miami-Dade County Water and Sewer Department is currently using information about future storm surge heights to plan and design their own critical facilities such as wastewater treatment plants and pump stations to ensure they are built to withstand future storms. These design guidelines and the Water and Sewer Department's storm surge data could be used to inform the design of other facilities to ensure they are built to withstand future storms.

Building Elevation

Because sea levels are expected to rise 18" to 42" over the lifespan of this facility, and the finished floor elevation is just one foot higher than the base flood elevation at this site, it is likely the facility will be increasingly at risk of flooding as the facility ages. Should the project designers wish to protect the facility from future storms or desire to take additional precautions to reduce flood damage, they could explore taking protective measures above what current codes recommend.

Groundwater Rise

According to this USGS study published in 2016, the average wet season groundwater heights in this area are between 1 to 0 feet NAVD88. The map of water levels is attached (Figure 1). Groundwater levels are expected to increase over the lifetime of the facility, particularly in areas east of the South Florida Water Management District's control structures. Sea levels and groundwater levels are both expected to increase predictably over the useful life of this asset.

Recommendation

It is the responsibility of the DTPW and the project engineer to assert that sea level rise risks have been considered and to determine whether the project has been adequately designed to function properly for 50 years in light of the expected changes in water levels and increasing flood risks.

Development Services Division:

1. Background:

DTPW intends to replace several aging buildings at the Central Division CNG Bus Maintenance Facility with a modern fuel and wash facility that provides cleaner-burning, less expensive CNG fuel for a new, modern bus fleet. The subject request does not constitute a change of use of the current facility but an upgrade and internal expansion to accommodate the Compressed Natural Gas (CNG)-technology that will be fueling the new bus fleet, which arrived in early 2018. The GF approval is necessary because the project constitutes a substantial change from the previously approved site plan for the facility. In addition to serving the new County's bus fleet, and as an ancillary use, the two new fueling islands along NW 32nd Avenue would be made available to fuel other non-County CNG-fueled vehicles. The latter would provide additional revenue for DTPW's transit operations and contribute to address the current lack of CNG-fuel facilities in the County.

2. Project Description:

The proposed improvements to the DTPW Central Division CNG Bus Maintenance Facility consist of the following:

- 4 new fueling lanes with CNG dispenser;
- A fuel management terminal;
- 3 vacuum hoses and hose reels for dispenser lube fluids;
- The construction of a public fueling facility on the northwest corner of NW 32nd Avenue and NW 31st Street;
- 2 automated bus wash lanes;
- 2 support buildings for locker rooms, bathrooms and mechanical and office space; and
- New parking configuration area for additional buses

| NEIGHBORHOOD CHARACTERISTICS | | |
|-------------------------------------|---|-----------------------------|
| | Zoning and Existing Use | Land Use Designation |
| Subject Property | IU-1-Industry Light; Miami-Dade County bus maintenance facility | Industrial and Office |
| North | IU-1, RU-3-Four Unit Apartment; residential, commercial, retail, warehouses | Industrial and Office |
| South | IU-1, RU-2-Two Family Residential, BU-1A-Business Limited, IU-2-Industry Heavy; residential, commercial | Industrial and Office |
| East | BU-1A-Business Limited; residential, commercial | Business and Office |
| West | IU-1; industrial warehouses and goods processing | Industrial and Office |

The **Development Services Division** recommends approval of this application. The proposed Miami-Dade County Department of Transportation and Public Works Central Division CNG Bus Maintenance Facility will provide fuel services, as well as wash and maintenance needs for compressed natural gas buses. As such, the application is recommended for **approval** subject to the following conditions:

3. Conditions:

- a. The Facility site plan shall be submitted to the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit.
- b. That in the approval of the application at the time of permitting, the site plan considered shall be basically in accordance with that submitted for the hearing entitled, "FL Miami-DTPW Central Division."
- c. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee provided herein.

- d. That the applicant submit to the Department of Regulatory and Economic Resources or its successor Department for its review and approval a landscaping plan which indicates the type of plant material and size, prior to the issuance of a building permit, and to be installed prior to issuance of a Certificate of Use.
- e. That the proposed development shall have a LEED (Leadership in Energy and Environmental Design) certified rating or similar organization as provided in Chapter 9 Article III – Sustainable Buildings Program of the Code of Miami-Dade County.

4. Platting and Traffic Review Section:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections**.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract B of Plat Book 120, Page 39.

5. Environmental Resources Management Division:

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code).

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

An Environmental Resources Permit from the South Florida Water Management District (1-800-432-2045) may be required for the construction and operation of the required surface

water management system. The permit shall be obtained prior to any future development order approval. It is the applicant's responsibility to contact the above mentioned agency for further information regarding permitting procedures and requirements.

The proposed project is approved under DERM Class VI Permit No. 20170036. Applicant must comply with all the terms and conditions covered under the above mentioned permit. Any changes to the terms and conditions of the Permit must be approved by DERM Water Control Section.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Tree Preservation

Tree permit 8255 has been issued for the work proposed in the application. The proposed application must comply with all conditions of the issued tree permit.

A new Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the three preservation and protection provisions of the Code. Projects and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards.

It is advised that pursuant to Policy CON-8I of the CDMP and Section 24-49.9 of the Code, should exotic pest plant and nuisance species as listed in Section 24-49.9 of the Code be present on the subject property, they shall be removed prior to development or redevelopment and developed property shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact Tree Permitting Program at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

Pollution Regulation

The site has records of current contamination issues under MDTA (DERM file UT-260). The site is a petroleum contaminated site currently in a state administered cleanup program. Any construction, development, drainage, and dewatering at the subject site will also require DERM review and approval as it relates to environmental contamination issues.

Concurrency Review Summary

A concurrency review has been conducted for this application and it has determined that same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Department of Transportation and Public Works

Roadway Engineering and Right-of-Way Division:

The Department of Transportation and Public Works (DTPW), Roadway Engineering and Right-of-Way Division has reviewed the application and provides the following comments:

Highway Planning Section

- Currently, DTPW has no proposed roadway project adjacent to the subject site in the 2018 transportation Improvement Program (TIP), nor in the 2040 Long Range Transportation Plan (LRTP).
- Please be advised that a DTPW permit will be required for this project. Contact DTPW Permit Section at (305) 375-2142, for more information.

Should you have any questions, please contact Javier Heredia, P.E., Section Head, Highway Planning, at (305) 375-1901.

Traffic Engineering Division:

As a result of our initial review, the Department of Transportation and Public Works (DTPW) Traffic Engineering Division (TED) **does not oppose** your application. However, TED offers the following comments which must be resolved before the final building permit:

- The relocation of the existing gated driveway along NW 31 Street needs to show a minimum stacking of 2 vehicles outside of the public-right-of-way (50 feet). To the extent that the applicant wants to reduce the stacking, a memorandum signed and sealed by a professional engineer needs to prove that such conditions will not create a spill back to the public right-of-way.
- A methodology has to be presented to Myra Patino at Myra.Patino@miamidade.gov prior to any submittals.

The new circular driveway along NW 32 Avenue for the two (2) public fuel stations should provide:

- Appropriate queue length for the projected demand;
- Directional geometric design for a right-in right-out circular movement only;
- Pavement markings that reflect only one lane exiting the driveway.

Should you have any questions or need additional information, please contact our office at (305) 375-2030.

Miami-Dade Fire Rescue Department

According to the Governmental Facilities application uploaded to EnerGov on December 4, 2017, the Department of Transportation and Public Works (DTPW) is seeking to construct a new Compressed Natural Gas (CNG) fuel and wash facility at the DTPW Central Division located at 3300 NW 32 Avenue, Miami-Dade County, Florida.

The property is served by Miami-Dade Fire Rescue Station 2 (Model Cities) located at 6460 NW 27 Avenue. Station 2 is equipped with two Rescue units, an Engine and Battalion Chief totaling eleven (11) firefighter/paramedics 24 hours a day, seven days a week. The station can provide the facility with adequate fire protection and emergency medical services in an efficient and effective manner.

The Miami-Dade Fire Rescue Department has **no objections** to the proposed facility. Fire Engineering Bureau reviewed and **approved** the revised site plan uploaded to EnerGov on June 13, 2018 (Lt. Simmons – Sheet C-14.0).

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

Miami-Dade Water & Sewer Department

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below does not affect the Government Facilities process.

Application Name: Proposed Fuel and Wash Facility for the Miami-Dade Department of Transportation & Public Works

Location: The proposed project is located on approximately 26.88 Acres, 3300 NW 32nd Avenue with Folio 30-3128-031-0010, in unincorporated Miami-Dade County.

Proposed Development: A new fuel facility to include 4 new fueling lanes; each lane will include a new CNG (Compressed Natural Gas) dispenser, either a Diesel or Gasoline dispenser, a fuel management terminal, 3 vacuum hoses and hose reels for dispenser lube fluids. The project also includes the construction of a public fueling facility on the northwest corner of NW 32nd Avenue and NW 31st Street, which will act as a revenue generator for the County. In addition, a new wash facility will include 2 automated bus wash lanes and a "chassis wash" lane with a bus lift and hot water pressure wash for cleaning the underline of the buses. A water recirculation and reclamation system is included to properly treat runoff water for re-use and to remove oils and debris before water is released into the sanitary sewer system.

Per Engineering Report dated July 11, 2017, the total water demand for the facility is 17,880 gpd. At the time the demolition plans are provided to WASD, the appropriate credit will be issued toward the total project water and sewer demand.

Water: The proposed development is located within the WASD's water service area. The Hialeah Preston Water Treatment Plant will provide the water supply. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2A(1) of the CDMP.

As per WASD's Agreement No. 23566 offered on October 23, 2017 and points of connection dated August 22, 2017, at the time of development, the developer shall connect to an existing 8-inch water main within the property, at a point north of NW 31st Street and extend a 12-inch easterly/northerly in a Grant of Authority within the property, as required to interconnect to an existing 8-inch water main located within the property. Note: The developer shall cut and plug the portion of the aforementioned existing 8-inch water main that will be in conflict with the proposed building. Any other public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with 2 points of connection.

There are water mains within the property, either in existing dedicated R/W or easements (Grant of Authority), which need to be removed and relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per fire department recommendations. Cutting and plugging of existing water mains shall be done by WASD's forces at owner's expense. Services to existing customers cannot be interrupted.

A Water Supply Certification (WSC) letter was issued on September 4, 2017 through AGM No. 23566. Said WSC must be revised as soon as possible to correct the water demand for the proposed development per the engineering report and reflect the credit for the demolition. The Certification is required to assure adequate water supply is available to all water users of the WASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 and 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

For more information concerning the Water-Use Efficiency Standards Manual please go to http://www.miami-dade.gov/conservation/library/WUE_standards_manual_final.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. This WWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2A(2) of the CDMP.

Per approved points of connection dated August 12, 2017, the developer may connect to an existing 8-inch gravity sewer between manhole #2 and manhole #3 in NW 31st Street east of NW 33rd Avenue, and extend the same northerly in a Grant of Authority within the property, as required to provide service to the proposed development. If Unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 86. The Moratorium Code Status for said pump station is OK. Utilizing 17,880 gpd, the NAPOT operating hours for said pump station will increase from 7.90 to 8.23 hours.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with Policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the County's sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a Grant of Authority.

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call Maria A. Valdes, Chief, at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Internal Services Department

Internal Services Department (ISD) takes **no exceptions** to the above mentioned Government Facility application and recommends consideration and integration of the following items:

1. R-1101-15 – EV Charging Stations
Quantity of proposed charging stations, provisions for employees with EV, types of charging stations and duration, free or paid charging to promote user turn-over and provisions for future increase in quantities required.
2. R-63-16 – Designated Parking Program for Veterans
Follow recommendations outlined in the report.

Should you have any questions regarding this notification, please contact Frank Suarez at (305) 375-1112.

Transportation Section of the Department of Transportation and Public Works

Project Description

The Miami-Dade Department of Transportation and Public Works (DTPW) is seeking approval for the proposed Compressed Natural Gas (CNG) Fuel and Wash facility at the Miami-Dade DTPW Central Division Bus Facility at 3300 NW 32nd Avenue. DTPW has procured nearly 300 CNG vehicles. These new vehicles will require CNG fuel that is not currently available to transit vehicles in Miami-Dade County.

The proposed project will replace several aging buildings with improved facilities. This proposed project will include four new fueling lanes with CNG fuel and other needed fluid dispensers, two automated bus wash lanes with bus lift and pressure washers, a water recirculation and reclamation system, a support building for staff use, and modifications to the existing maintenance garage in order to bring the garage into compliance with the County's zoning code. This site is currently developed with an existing maintenance and bus storage yard, therefore the primary use of this site will not change.

This project is a necessary component of DTPW's effort to replace the aging bus fleet with environmentally-friendly, modern vehicles that will yield savings to DTPW on future vehicle maintenance costs and fuel consumption. Construction of this project will take approximately 32 weeks following permit approval.

Current Transit Service

The Miami-Dade DTPW Central Division Bus Facility is directly served by Metrobus Route 32. Additionally, Metrobus Routes 36 and 110 (Route J) provide service along NW 36th Street, which is approximately ¼ mile from the Miami-Dade DTPW Central Division Bus Facility. The service headways (in minutes) for these routes are provided in the table below.

| <u>Metrobus Route Service Summary: Governmental Facilities Application GF17-05:</u> <u>Miami-Dade DTPW Central Division Bus Facility</u> | | | | | | | | |
|--|-------------------------------|-------------------|----------------------|-----------------|----------|--------|-----------------------------------|-----------------|
| Route | Service Headways (in minutes) | | | | | | Proximity to subject site (miles) | Type of Service |
| | Weekday | | | | | | | |
| | Peak (AM/PM) | Off-Peak (midday) | Evenings (after 8pm) | Overnight (OVN) | Saturday | Sunday | | |
| 32 | 30 | 30 | 60 | n/a | 40 | 60 | 0.05 | L/F |
| 36 | 20 | 30 | 15 | n/a | 30 | 30 | 0.25 | L/F |
| 110 (Route J) | 20 | 30 | 30 | n/a | 30 | 30 | 0.25 | L/F |
| <div>Notes: L means Metrobus local route service F means Metrobus feeder service to Metrorail or Tri-Rail * source: https://www.cityofdoral.com/all-departments/public-works/doral-trolley/ based on December 2016 Line-Up</div> | | | | | | | | |

The Miami-Dade DTPW Central Division Bus Facility serves as the garage for 25 different Metrobus routes which include Routes 12, 21, 32, 33, 36, 37, 42, 54, 62, 79, 95, 102 (B), 103 (C), 110 (J), 112 (L), 113 (M), 115, 119 (S), 120 (Beach MAX), 132 (Tri-Rail Doral Shuttle), 150 (Miami Beach Airport Flyer), 207, 208, 238 (East West Connection), and 249 (Coconut Grove Circulator).

Future Transportation/Transit Improvements

As described in the 2017 Transit Development Plan (TDP), the following service changes were set for implementation in 2017.

| Route | Improvement/Adjustment |
|-------|--|
| 32 | Running time adjustments seven days a week |
| 36 | Extend all EB last trips to Allapattah Station seven days a week |
| | Extend route to Dolphin Station Monday-Friday |

DTPW Comments/Recommendations

The project has been reviewed by DTPW for mass transit concurrency and it has been determined that the subject application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP).

Additionally, this project is an integral component of DTPW's efforts to modernize the County's bus fleet with environmentally-friendly vehicles. This project will provide the needed improvements to the existing bus maintenance facility to accommodate the new CNG vehicles. It is important to note that approval of this application is critical to the project schedule in order to ensure the proposed improvements to the existing Central Division Bus Maintenance Facility are completed in a timely manner. Therefore, DTPW recommends **approval** of this application.

Miami-Dade Aviation Department

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the feasibility of the Miami-Dade Department of Transportation and Public Works Central Division's proposed replacement fuel and wash facility to be located at 3300 NW 32 Avenue.

Based upon our review of the information provided to us, MDAD **does not object** to the proposed replacement fuel and wash facility provided there are no conflicts with applicable federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to Airport Zoning. Please be advised that MDAD and the Federal Aviation Administration will need to study and issue determination for any permanent or temporary structure (such as a construction crane) associated with the project, which reaches or exceeds 35 feet Above Mean Sea Level.

Department of Cultural Affairs

The Miami-Dade County Department of Cultural Affairs has reviewed the application from the Department of Transportation and Public Works (DTPW), for the Central Division Bus Maintenance Facility, Reference 17-05 in regard to the applicability of the Art in Public Places requirement and offers the following comments in accordance with Section 1/Section 2-11.15(2)(a), of the Miami-Dade County Code:

The Art in Public Places Ordinance of the Miami-Dade County Code is a requirement of this project.

In regard to Art in Public Places, the Miami-Dade County Department of Cultural Affairs has **no objections** to this application provided that the project complies with the Art in Public Places Ordinance. Project team must contact Art in Public Places for ordinance implementation.

For additional information, please contact L. Carolina Alfonso, Construction Projects Manager, at carana@miamidade.gov or 305-375-3671.

Parks, Recreation and Open Spaces Department

Application Name: DTPW CNG Fuel & Wash Facility

Project Location: The site is located at 3300 NW 32 Avenue in unincorporated Miami-Dade County (folio number 30-3128-031-0010).

Proposed Development: The request is for a Governmental Facilities Hearing approval to replace several aging buildings at the site with a modern Fuel and Wash facility. The use of the site will remain the same; Compressed Natural Gas fueling will be added to the existing Diesel and Gasoline fueling that already occurs at the site.

Impact on Demand: This application does not generate any new residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Honorable Carlos A. Gimenez
Mayor
Page No. 15

Recommendation: Based on our findings described herein, PROS has **no objection** to this application.

If you need additional information or clarification on this matter, please contact Stephanie Cornejo at (305) 755-7957.

APPLICATION GF17-05

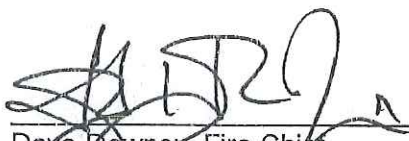
MIAMI-DADE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
CENTRAL DIVISION BUS MAINTENANCE FACILITY



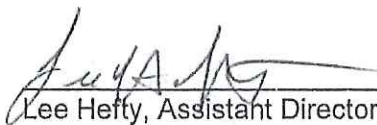
Alice Bravo, P.E., Director
Department of Transportation
and Public Works



Nathan Kogon, Assistant Director
Development Services Division of the
Department of Regulatory and Economic
Resources



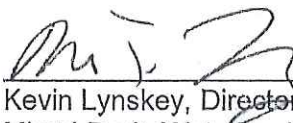
Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department



Lee Hefty, Assistant Director
Environmental Resources Management
Division of the Department of Regulatory
and Economic Resources



Lester Sola, Director
Miami-Dade County
Aviation Department



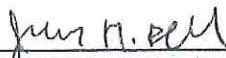
Kevin Lynskey, Director
Miami-Dade Water and Sewer
Department



Michael Spring, Director
Cultural Affairs Department



Tara C. Smith, Director
Internal Services Department

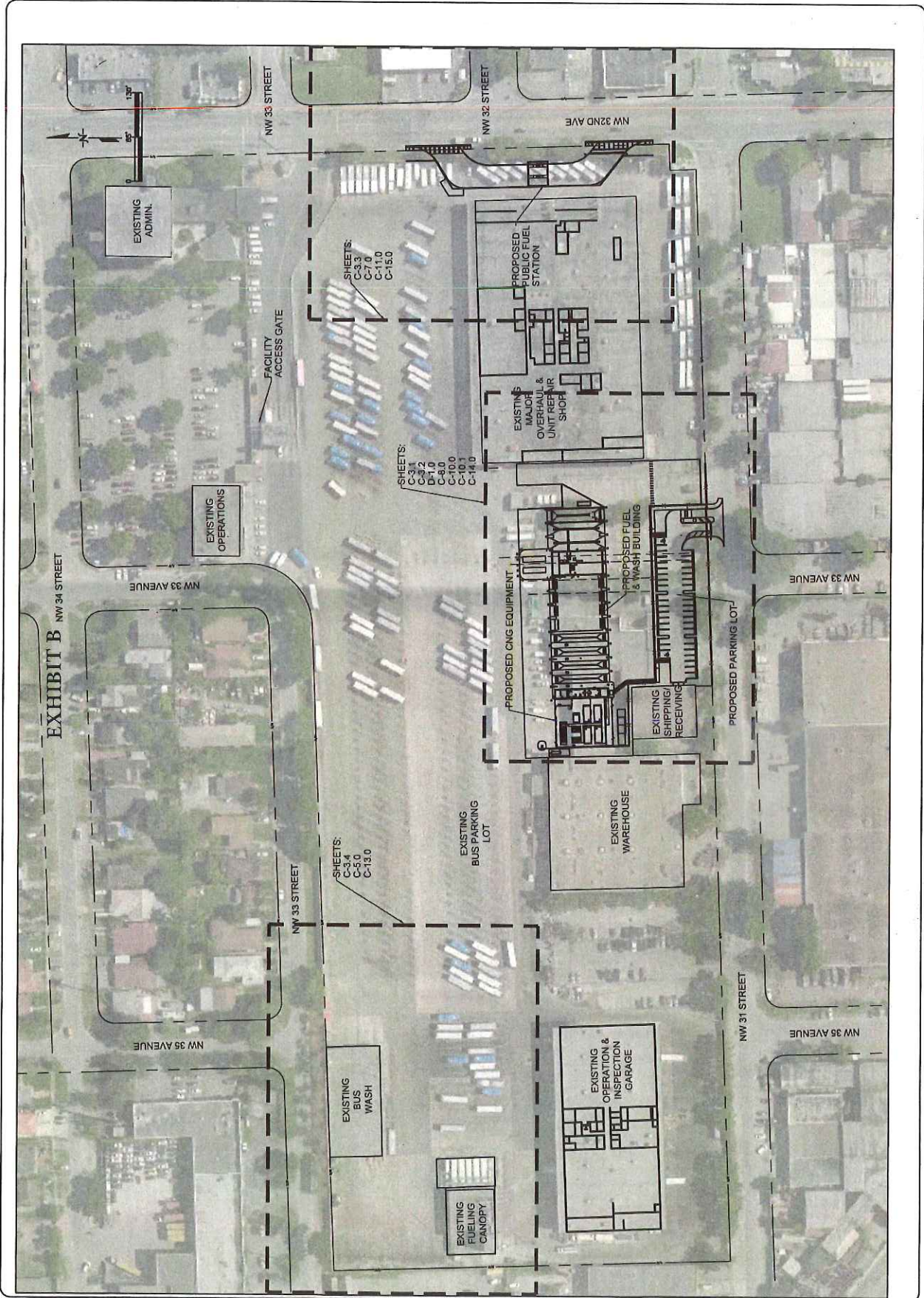


Jerry H. Bell, Assistant Director
Planning Division of the Department
of Regulatory and Economic Resources

Exhibit "A"

Legal Description

A portion of Tracts "B" & "D" of "Transit Authority Property First Addition" Plat According to the Plat thereof as recorded in Plat Book 120, Page 39, Miami-Dade County Records, Florida. Said lands lying in Miami-Dade County, Florida.



7450 CORPORATE CENTER DR., SUITE 500
MIAMI, FL 33126
CITY OF MIAMI

NO. DESCRIPTION DATE

| | | |
|---|--------------|------------|
| 1 | TRILLIUM CNG | 02/22/2017 |
|---|--------------|------------|

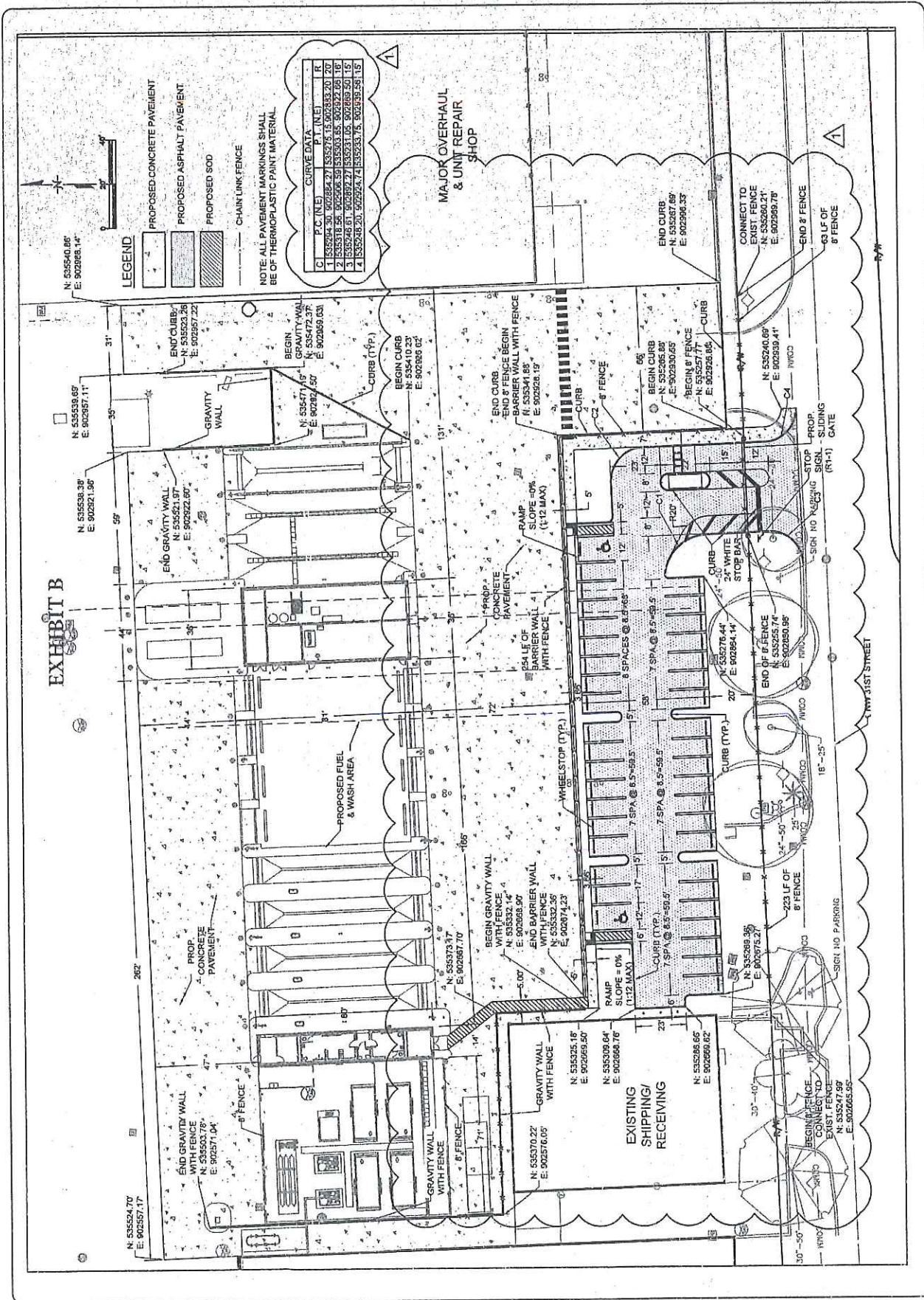
COMRESSED
NATURAL GAS
PROGRAM FOR
MAINTENANCE
DEPARTMENT OF
TRANSPORTATION &
PUBLIC WORKS


FL MIAMI - DTPW
CENTRAL DIVISION

3300 NW 32nd AVE
MIAMI, FL 33142

SITE KEY MAP

C-2.0





Trillium CNG

isp

7400 COMPANIE DRIVE, SUITE 300
MIAMI, FL 33142
CPT, CIVIL
NO. 0142

| NO. | DESCRIPTION | DATE |
|-----|-------------|----------|
| 1 | PRELIMINARY | NOV 2011 |

**COMPRESSED
NATURAL GAS
PROGRAM FOR
MIAMI-DADE
DEPARTMENT OF
TRANSPORTATION &
PUBLIC WORKS**

**FL MIAMI - DTPW
CENTRAL DIVISION**

**3300 NW 32nd AVE
MIAMI, FL 33142**

**FIRE DEPARTMENT
SITE ACCESS**

C-14.4

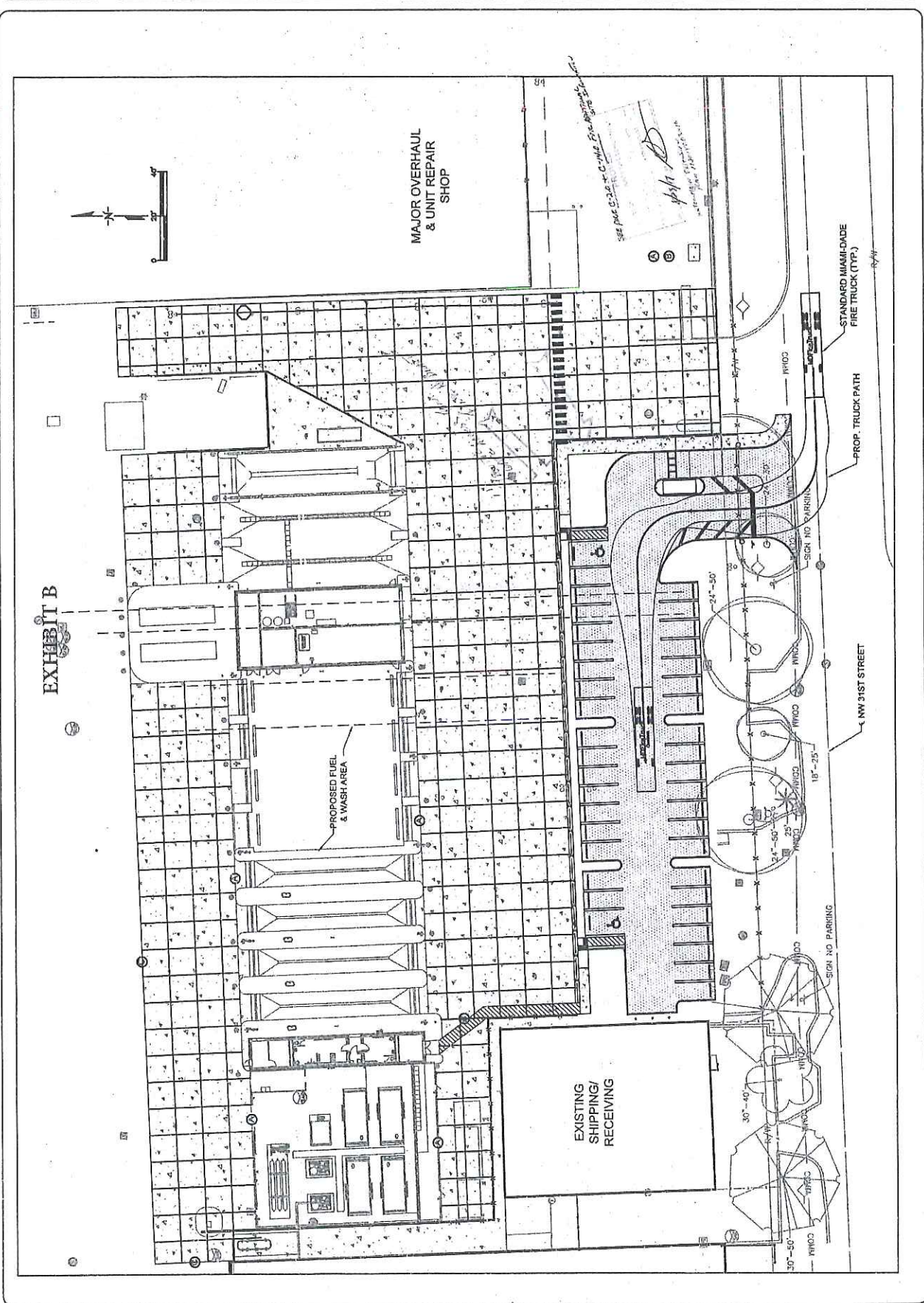
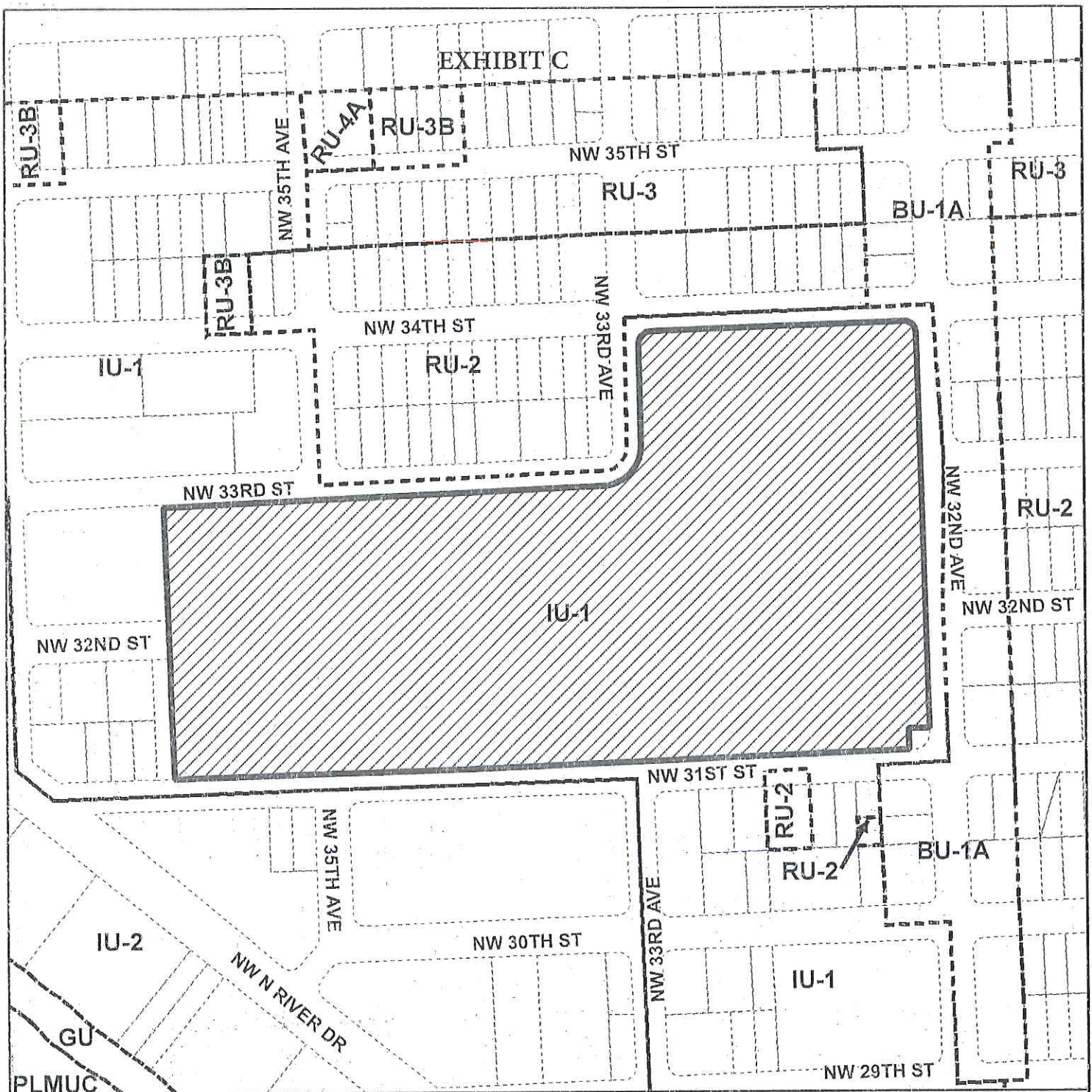




EXHIBIT C

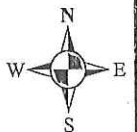


MIAMI-DADE COUNTY HEARING MAP

Process Number
G2017000005

Legend

-  Subject Property Case
-  Zoning

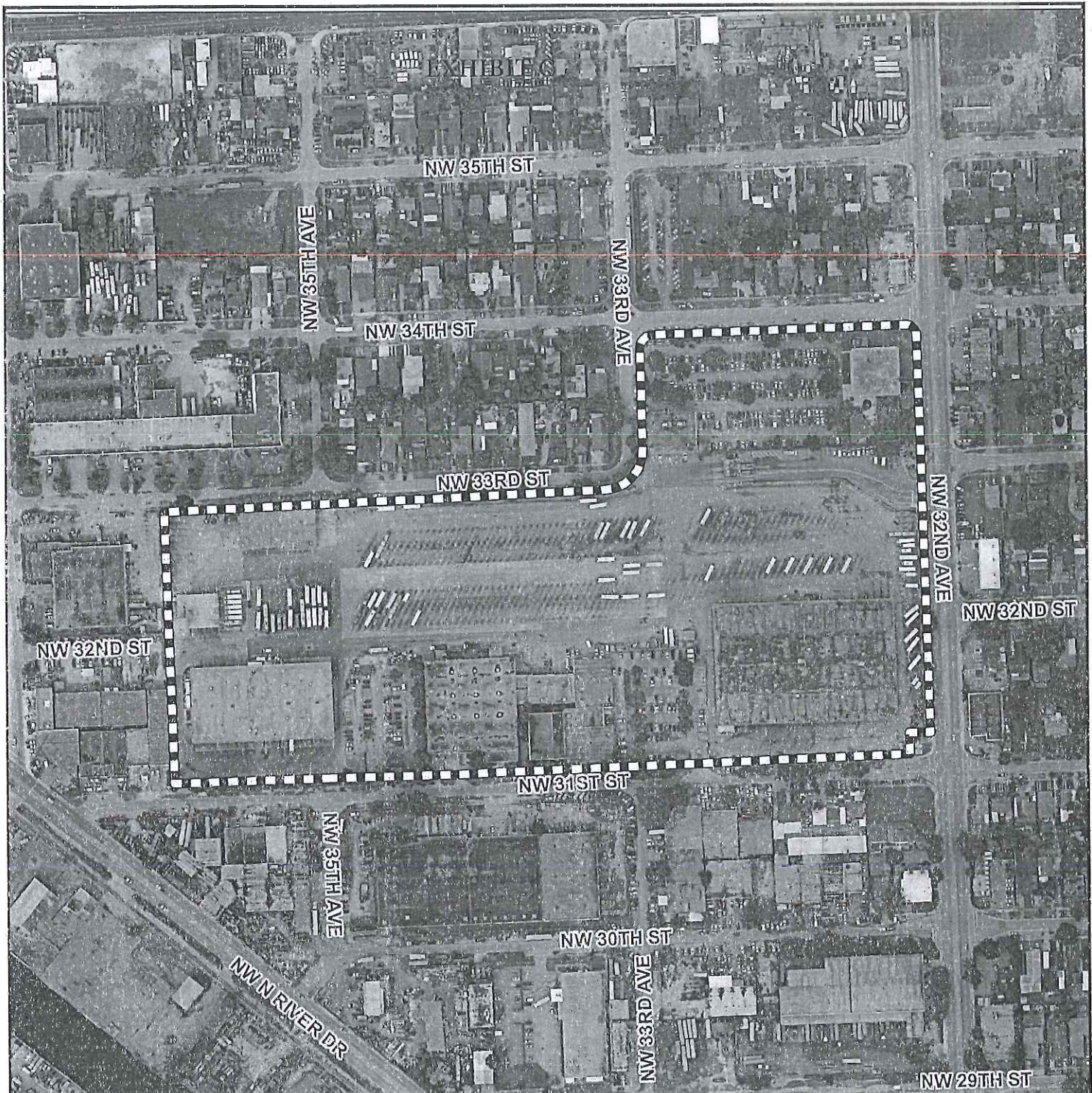


Section: 28 Township: 53 Range: 41
Applicant: Miami-Dade County
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS




SKETCH CREATED ON: Tuesday, December 5, 2017

| REVISION | DATE | BY |
|----------|------|----|
| | | |



MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
G2017000005

Legend
 Subject Property



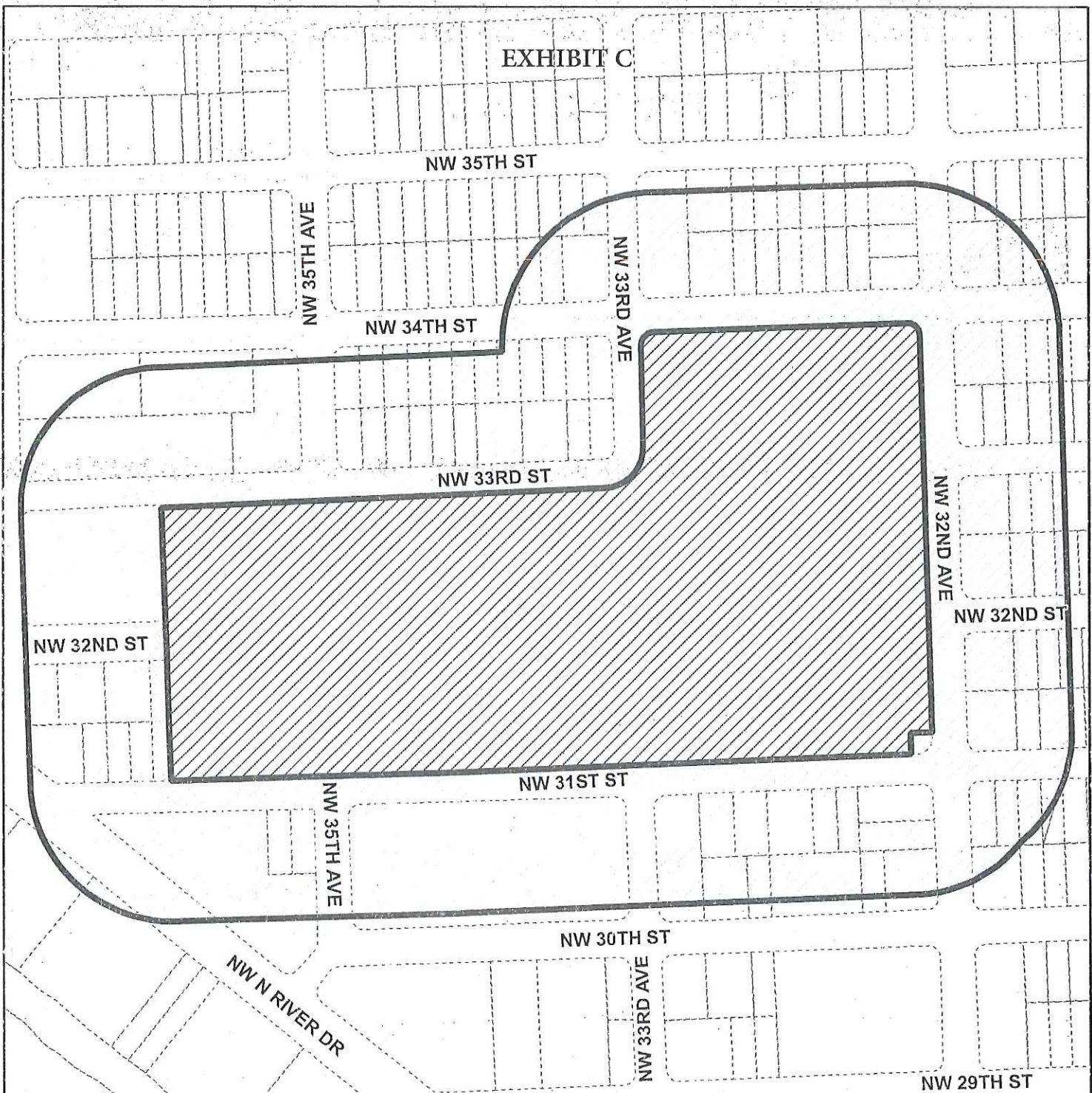
Section: 28 Township: 53 Range: 41
Applicant: Miami-Dade County
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Tuesday, December 5, 2017

| REVISION | DATE | BY |
|----------|------|----|
| | | |
| | | |

EXHIBIT C






MIAMI-DADE COUNTY RADIUS MAP

Section: 28 Township: 53 Range: 41
 Applicant: Miami-Dade County
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
G2017000005
 RADIUS: 300

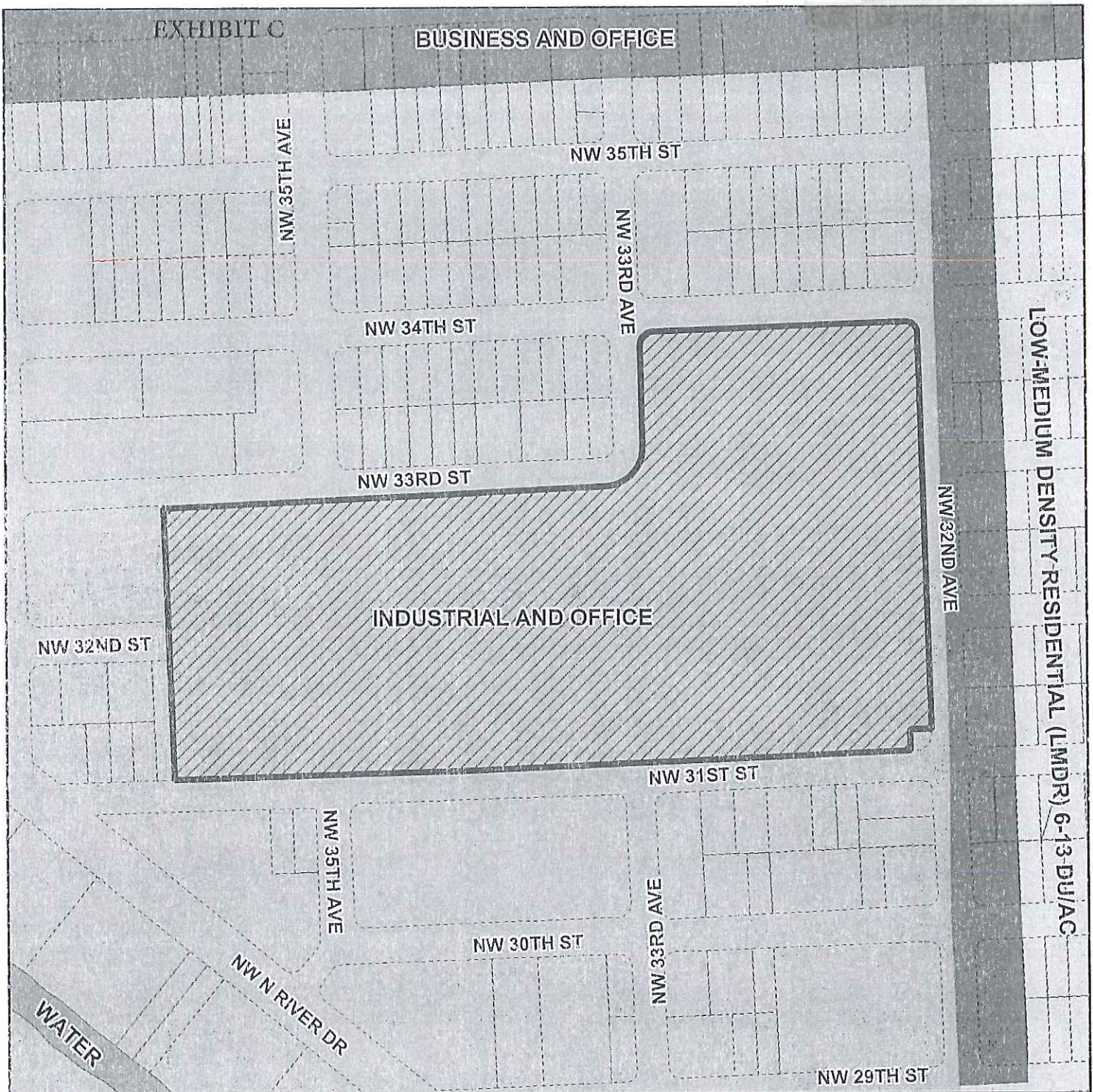
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, December 5, 2017


| REVISION | DATE | BY |
|----------|------|----|
| | | |



MIAMI-DADE COUNTY
CDMP MAP

Process Number
G2017000005

Legend

 Subject Property Case



Section: 28 Township: 53 Range: 41
Applicant: Miami-Dade County
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Tuesday, December 5, 2017

| REVISION | DATE | BY |
|----------|------|----|
| | | |
| | | |



MEMORANDUM

(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: October 2, 2018

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(C)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(C)
10-2-18

RESOLUTION NO. _____

RESOLUTION APPROVING AS A GOVERNMENTAL FACILITY THE PLAN FOR THE MIAMI-DADE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS CENTRAL DIVISION CNG BUS MAINTENANCE FACILITY LOCATED AT 3300 NW 32 AVENUE, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memoranda, copies of which are incorporated herein by reference; and

WHEREAS, notice has been provided and this Board has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida; and

WHEREAS, the Miami-Dade Department of Transportation and Public Works (DTPW) is committed to serving the transportation needs of the community; and

WHEREAS, DTPW urgently needs to replace its aging bus fleet and has demonstrated a need to establish a compressed natural gas (CNG) fuel and wash facility located at 3300 NW 32 Avenue; and

WHEREAS, this Board finds that the proposed upgrades to the facility will provide the fuel and maintenance needs for a new fleet of buses in Miami-Dade County,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are hereby incorporated into this resolution and approved.

Section 2. Having considered, among other factors, the type of function involved, the public need therefor, the existing land use pattern in the area, alternative locations for the facility, and the nature of the impact on the surrounding property, this Board hereby finds that the proposed development of the DTPW Central Division CNG Bus Maintenance Facility, as more specifically described in the Site Review Committee recommendation incorporated herein, will provide for the public health, safety, and welfare of the residents of Miami-Dade County, Florida, and this Board approves the development of the governmental facility in substantial accordance with the submitted plans and subject to the conditions set forth in the Site Review Committee recommendation.

The foregoing resolution was offered by Commissioner ,
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

| | |
|-------------------------------------|----------------------|
| Esteban L. Bovo, Jr., Chairman | |
| Audrey M. Edmonson, Vice Chairwoman | |
| Daniella Levine Cava | Jose "Pepe" Diaz |
| Sally A. Heyman | Eileen Higgins |
| Barbara J. Jordan | Joe A. Martinez |
| Jean Monestime | Dennis C. Moss |
| Rebeca Sosa | Sen. Javier D. Souto |
| Xavier L. Suarez | |

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of October, 2018. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Lauren E. Morse